

CITY COUNCIL REPORT



MEETING DATE: SEPTEMBER 6, 2005

ITEM NO. 2

SUBJECT	Turquesa Equestrian Estates - 18-PP-2004
REQUEST	Request final plat approval for 20-lot single-family residential development on 40+/- acres with amended development standards.

Key Items for Consideration:

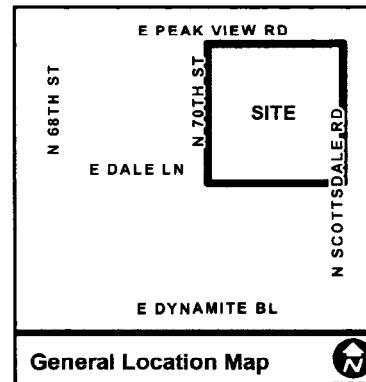
- The 40 ac. site will be developed with 20, two (2) ac. +/- residential equestrian lots utilizing amended development standards.
- Two of the lots will be used for a 5 ac. Community equestrian facility if an associated use permit (Case 23-UP-2004) is approved for the site.
- Amended development standards are being requested
- Neighborhood outreach has occurred with general support received, however some concerns were expressed over development of local streets.

OWNER
Ella Geiger Estate
480-513-9600

APPLICANT CONTACT
Don Allison
Monogram Development
480-513-9600

LOCATION
28701 N 70th St, southwest corner of
Scottsdale Rd. and Peak View Rd.

BACKGROUND
Zoning.
The site is zoned R1-70 ESL FO (Single Family Residential District) which allows for single family homes and related uses on parcels of 70,000 square feet or more. The Environmentally Sensitive Lands Ordinance and Foothills Overlay contain provisions to protect the natural quality of the land and to maintain with the rural and equestrian character of the area.



**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The request is to develop a 20 lot single-family equestrian subdivision on the undeveloped 40-acre site. Access to the gated community will be from Peak View Road to the north with lots arranged around private (tract) streets. A 166

CFS wash runs southwesterly through the property and is maintained as NAOS. Each lot is connected by internal equestrian paths, which connect with public trails located around and through the site. Amended development standards of 25% are requested for lot area (70,000 to 54,000 sq. ft.), lot width (250 to 190 ft.), front and rear yard setbacks (60 to 45 ft.) and side yard setback (30 to 25 ft.). Justifications are the buffered setbacks and wash protection afforded on the site and an additional 4% of the site preserved as natural area open space. The Development Review Board has approved a reduction to the Foothills Overlay standard as follows:

- A 25% reduction in required wall setback (from 125 to 94 ft.) along the Scottsdale Road frontage.

Two (2) of the 20 lots will be combined to create an equestrian facility along the west side of the site pursuant to a use permit approved for the site.

Key Issues.

- Amended development standards are requested
- The designated public trail located in wash on the site, will be maintained as a public equestrian trail

IMPACT ANALYSIS**Traffic.**

Access to the site will be from one driveway along Peak View Road (50 ft. wide local collector). The applicant will dedicate a 25' half street on Peak View Road and will paved the portion to complete the existing paved portion of street to the north. Dale Lane (ultimate 50 ft. wide local collector) to the south will require a 25 ft. wide half street dedication while 70th St. (40 ft. wide local street) to the west will require a 20 ft. dedication. Along Scottsdale Road the developer is providing a total 75-foot wide, half street dedication (50 ft. existing) along with a northbound left turn lane and southbound right turn deceleration lane, at the Peak View intersection.

At neighborhood open houses, some neighbors stated they prefer that 70th Street and Dale Lane remain unpaved, as these streets are used for equestrian purposes. The City Transportation Department has agreed to leave 70th Street and Dale Lane unpaved since the level of equestrian facility service are not significant and alternate access is provided through this subdivision. Overall traffic generated by the subdivision is approximately 200 vehicle trips per day. Peak View Road will be upgraded and left turn and deceleration lanes for Scottsdale Road are provided with this case.

Foothills Overlay Provisions

The Development Review Board approved a 25% reduction in the 125-foot wall setback requirement along Scottsdale Road (arterial road) required by the Foothills Overlay, to permit a minimum 94-foot setback. Other aspects of the Foothills Overlay including permitted wall enclosure areas are met.

ESLO Provisions

The plat conforms to the provisions of the current ESLO provisions including the 24-foot maximum building height, site wall design and setbacks from

property lines. Walls will not cross washes and no modification of 50 CFS or greater are proposed on the plat. Perimeter walls are not proposed for the site and walls other than at the equestrian facility are setback a minimum of 45 feet from the property line with NAOS areas provided along street frontages. Individual site walls are located behind the scenic corridor on Scottsdale Road and a minimum 45-foot is provided elsewhere. Walls adjacent to Scottsdale Road are 8 feet in height and located on 4-foot high landscape berms, and individual site walls are 6 feet in height.

Water/Sewer.

The site will be serviced by City water and sewer facilities. Water will be extended to the site from existing water facilities in the area. A new sewer line will be extended from the site, southward along 70th St. to connect with existing sewer line in that area.

Police/Fire.

The plat conforms to City Fire Department requirements and a "Knox Box" entry system is provided at the gates. Satisfactory apparatus circulation and turning radius area provided. An alternative private access is provided at the Equestrian Facility from 70th Street.

Schools.

Cave Creek Unified School District has been notified of this application and has expressed no objection to the plat. The school district representative indicated that sufficient school capacity exists to accommodate additional students from the site.

Open space/Scenic Corridors.

The site is in the Lower Desert Landform and contains gentle slopes in the 0-10% range. A total of 12.13 (30.3%) acres of NAOS is provided and 10.55 (26.3%) acres are required. An 85 ft. wide minimum, 100 ft. average scenic corridor is provided along Scottsdale Road. The Trails Master Plan identifies public trails along the east, south, and west and centrally along the wash running through the center of the site. The applicant has agreed to relocate an existing, narrow public trail alignment located on the north side of Peak View Road onto the north side of this site. The public trail easement in the central portion of the site is used as a public equestrian trail only. Public trails are located on all 4 sides of the site within 25-foot wide easements except along Scottsdale Road where easements overlap the Scenic Corridor.

Community Involvement.

Neighbors within 750 ft. of the site have been contacted and a neighborhood open house was held on June 10, 2004 to discuss both the plat and equestrian facility. Comments were generally favorable with concerns expressed mainly about the paving of adjoining streets. These issues addressed in the decision to retain 70th Street and Dale lane as unpaved at this time.

OTHER BOARDS AND COMMISSIONS**Development Review Board.**

The Development Review Board heard this plat case on December 16, 2004 and approved the preliminary plat, 7-0.

City Council

The City Council approved Case 23-UP-2005, a 5 +/- acre site, for a community recreational facility for equestrian purposes on January 25, 2005

STAFF**RECOMMENDATION****RESPONSIBLE****DEPT(S)****STAFF CONTACT(S)****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department

Current Planning Services

Al Ward, AICP

Senior Planner

480-312-7067

E-mail: award@ScottsdaleAZ.gov

Randy Grant

Chief Planning Officer

480-312-7995

E-mail: rgrant@ScottsdaleAZ.gov

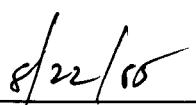
Peter Deeley

Planning Coordination Manager

480-312-2554

E-mail: pdeeley@ScottsdaleAZ.gov

APPROVED BY

 
Randy Grant
Chief Planning Officer

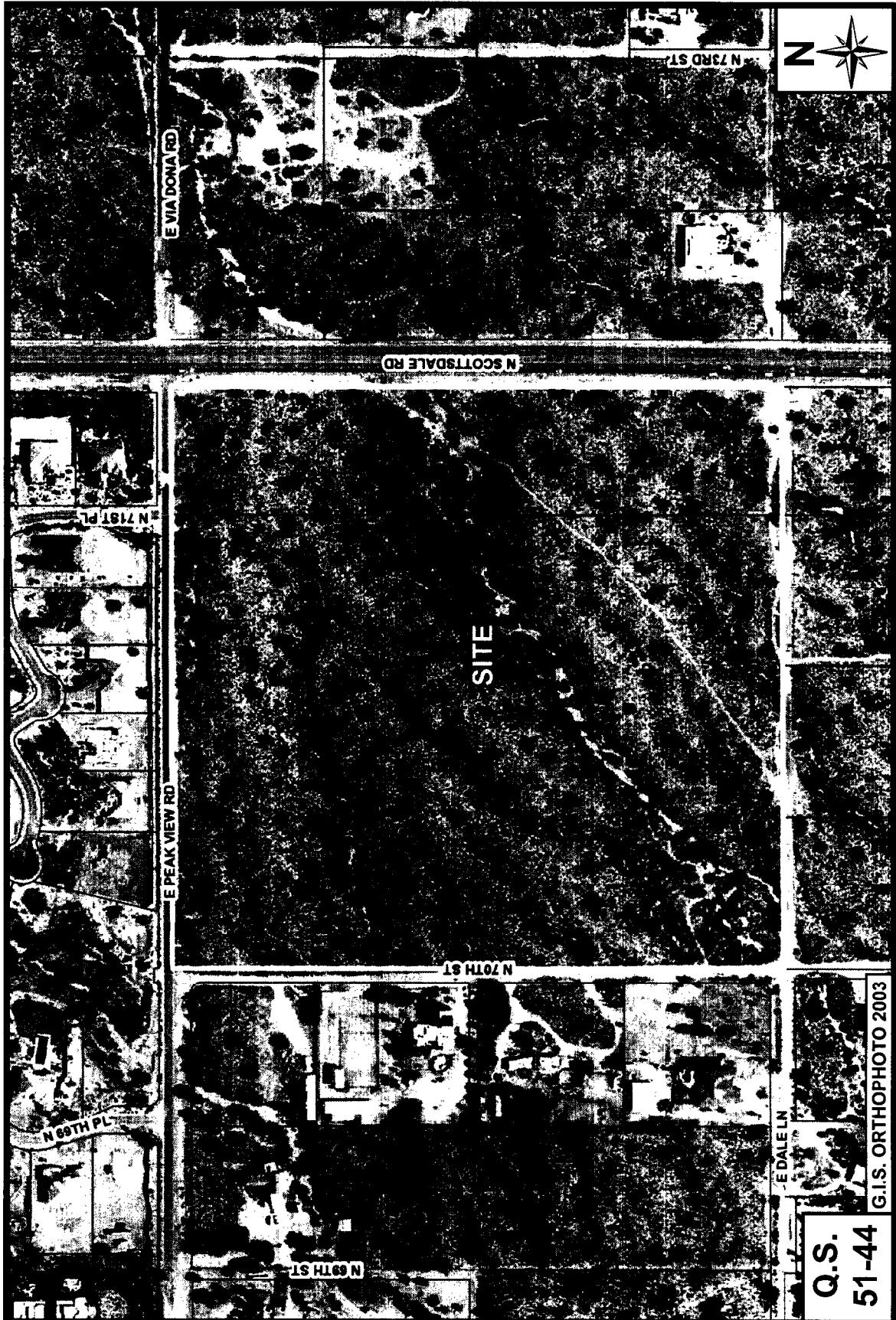

Ed Gauf
Deputy City Manager

ATTACHMENTS

1. Aerial Map
2. Final Plat
3. Preliminary Plat
4. Development Review Board Staff Report
5. Development Review Board Minutes

18-PP-2004

ATTACHMENT #1



Turquesa Equestrian Estates

ATTACHMENT #2

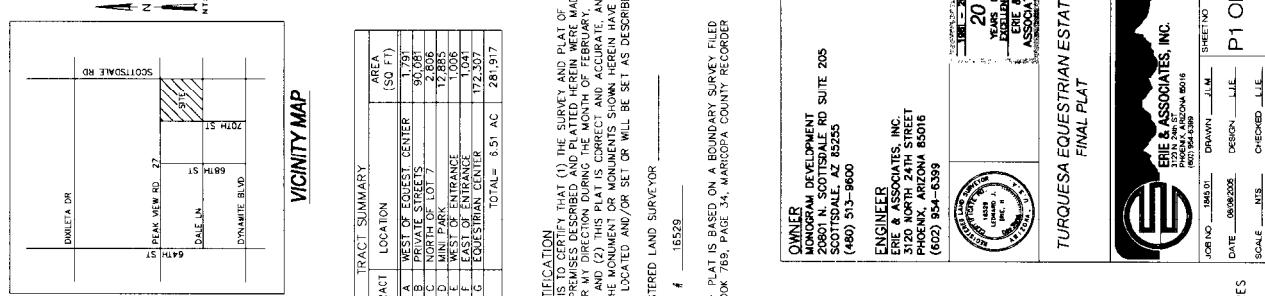
TURQUESA EQUESTRIAN ESTATES

DEDICATION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN

STATE OF ARIZONA) COUNTY OF MARICOPA) SS) RECEIVED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MARICOPA ON THIS _____ DAY OF _____, 2004.

NOTES	
<p>1. WALLS OR FENCES THAT ARE LOCATED WITHIN NAOS AREAS SHALL BE CONTAINED WITHIN MINIMUM FIVE (5) FOOT WIDE WALLS EXEMPTED WITH ADJACENT MINIMUM 2 1/2 FT. NAOS AREAS WHERE REQUIRED TO CROSS NAOS AREAS, WALLS AND FENCES SHALL CROSS IN A HORIZONTAL POSITION IN THOSE AREAS FOR THE PURPOSES OF EQUESTRIAN AND PEDESTRIAN TRAIL IN THE WASH PLANNING CENTRALLY THROUGH SITE, SHALL BE UNLOCKED AND SIGNED TO INDICATE THAT THE TRAIL IS OPEN FOR PUBLIC EQUESTRIAN AND PEDESTRIAN ACCESS, AND BE DESIGNED TO THE SATISFACTION OF THE CITIES COORDINATOR.</p> <p>2. EACH LOT CONTAINS A MAXIMUM BUILDING CONSTRUCTION ENVELOPE APPROVED BY THE CITY OF SCOTTSDALE. THE BUILDING ENVELOPE, EXHIBIT IS FILED AT THE CITY OF SCOTTSDALE. NO BUILDING BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE.</p> <p>3. LAND DESIGNATED NATURAL AREA AS NAOS, BEING SPACES PERTAINANT TO THE CITY OF SCOTTSDALE, OWNED BY THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ANY NAOS ENVIRONMENTALLY SENSITIVE LAND ORNAMENTAL, DECIDENCE, OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE, WITHOUT EXPRESSED ACTION OF THE CITY OF SCOTTSDALE'S OWNERSHIP, BEFORE ANY IMPROVEMENTS ARE ACCEPTED, IT DESIGNATED NAOS AREA SHALL BE QUITCLAIMED TO MAINTAIN ACCORDING TO THE CITY OF SCOTTSDALE'S REQUIREMENTS BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.</p> <p>4. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ANY NAOS LANDSCAPE, SIGNS, OTHER VISIBILITY RESTRICTIONS, OR ANNUAL MAINTENANCE AGREED ON IN INDIVIDUAL AGREEMENTS SHALL BE THAT OF THE INDIVIDUAL PROPERTY OWNER.</p> <p>5. NATURAL AREA OPEN SPACE AS DESIGNATED BY THIS PLAT WILL NEVER BE ALLOWED TO BE RELEASED OR REDUCED.</p> <p>6. SIGHT DISTANCE ELEMENTS SHALL BE CLEAR OF OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.</p> <p>7. ALL STORMWATER STORAGE STRUCTURES AND FACILITIES ARE PRIVATE MAINTENANCE IS THE RESPONSIBILITY OF THE TURQUESA EQUESTRIAN ESTATES HOME OWNERS ASSOCIATION.</p> <p>8. EACH LOT HAS A MAXIMUM BUILDING/CONSTRUCTION ENVELOPE FILED WITH THE CITY OF SCOTTSDALE. THE BUILDING/CONSTRUCTION ENVELOPE FOR EACH LOT SHALL NOT BE MODIFIED UNLESS APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF SCOTTSDALE.</p> <p>9. THE STREETS SHOWN AS TRACT 20% ARE PRIVATE STREETS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. NORMALLY AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT A DEDICATION OF THE STREETS TO THE PUBLIC IN ORDER TO RELIEVE THE OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND HEIGHTS OF -W MEET CURRENT APPROVAL CITY STANDARDS.</p> <p>10. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE. WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.</p> <p>11. THE MAIL ELEMENT IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.</p>	
OWNER TURQUESA EQUESTRIAN ESTATES MAIL ADDRESS PO BOX 10000 SCOTTSDALE, AZ 85251 SSN DATE OF BIRTH PHONE NUMBER EMAIL ADDRESS	
APPROVALS APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, THIS _____ DAY OF _____ 2005. BY: _____	
PROJECT COORDINATOR CITY CLERK MAYOR ATTEST: _____	
I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT. BY: _____ DATE: _____	
I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLETED WITH. BY: _____ DATE: _____	
FOR: _____ STATE OF ARIZONA) COUNTY OF MARICOPA) SS THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF BY: _____ FOR AND ON BEHALF OF NAME OF ALL PERSONS ASSOCIATED HERIN, AND THAT GRANTOR SHALL HAVE TITLE; AND QUO POSSESSION AGAINST THE CLAIMS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OF WHICH THE OWNER WILL RECORD SO LATER THE DATE ON WHICH THIS MAP IS RECORDED	
GRANTOR HEREBY WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO HAVE THE PROPERTY AS CLAIMED IN THIS PLAT, WHICH IS UNDISPUTED, AND THAT GRANTOR HAS NOT INCONSISTENT WITH THE DECLARATIONS OR COVENANCES, OR REAL PROPERTY INTERESTS, WHICH HAVE CONSECRATED AND CONFIRMED IT WITH THE RECORDINGS ON THIS MAP WHICH IS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OF WHICH THE OWNER WILL RECORD SO LATER THE DATE ON WHICH THIS MAP IS RECORDED	
LEGEND SIGHT DISTANCE ELEMENTS DESIGNED PER FIG. 31-3 & 11-14 OF CDS DESIGN MANUAL	
S.E. - SEWER EASEMENT W.L.E. - WATER LINE EASEMENT P.U.E. - PUBLIC UTILITY EASEMENT E.V.A.E. - EMER. & SERVICE VEHICLE ACCESS EASEMENT V.N.A.E. - VEHICLE NON-ACCESS EASEMENT D.E. - DRAINAGE EASEMENT N.A.O.S. - NATURAL AREA OPEN SPACE EASEMENT E.P.T.E. - EQUESTRIAN/PEDESTRIAN TRAIL EASEMENT P.T.E. - PUBLIC TRAIL EASEMENT ■ - BRASS CAP IN HOLE	
• - SET 1/2" REBAR • - FOUND AS CALLED OUT • - FOUND 1/2" REBAR OR AS CALLED OUT	
ROTARY PUBLIC NAME OF ATTORNEY OR COMMISSION EXPERTS	

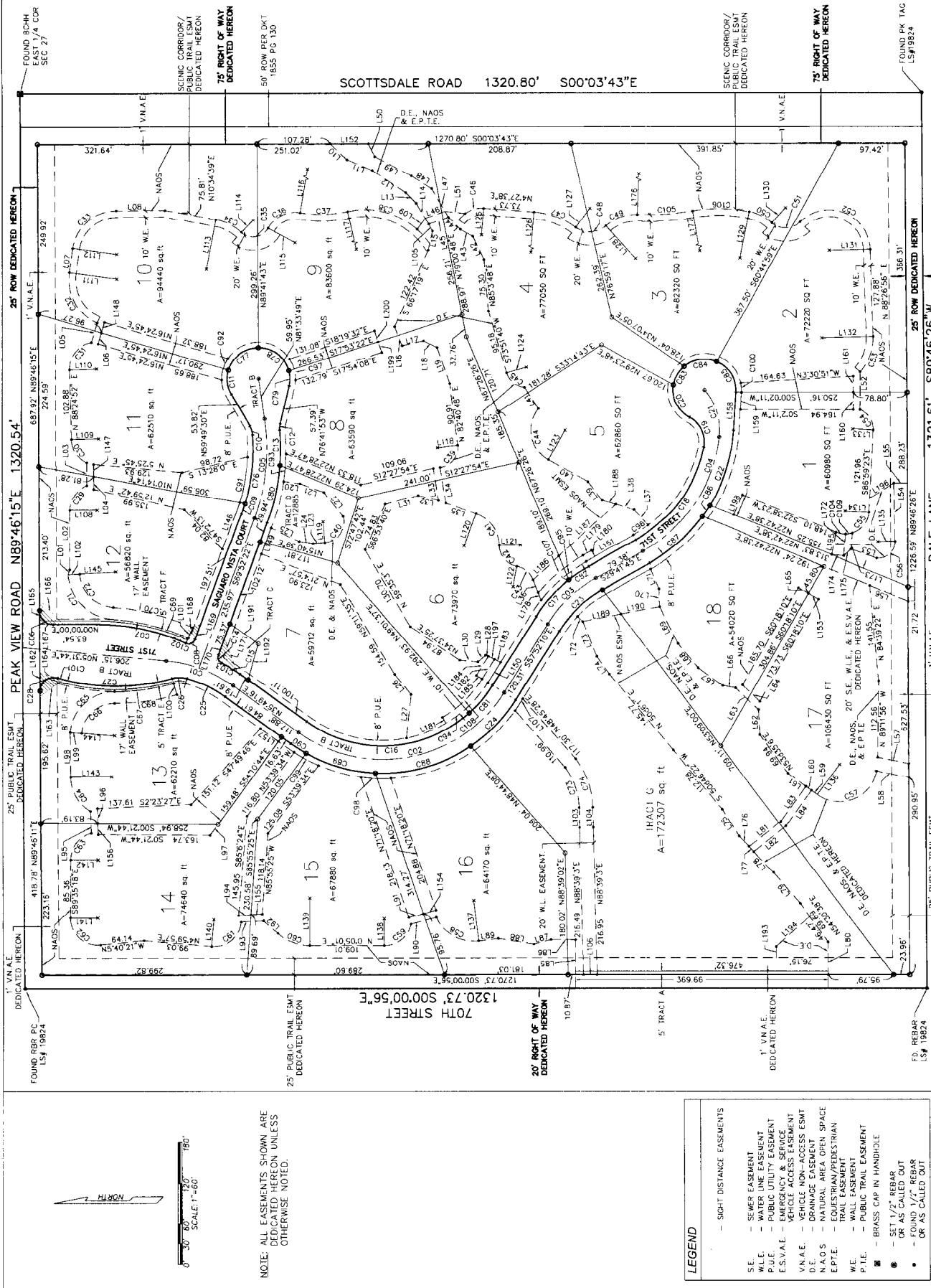
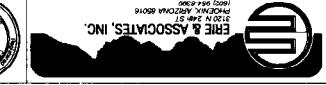


PLAN CHECK #1154-05	
APPROVAL #18-PP-2004	
TURQUESA EQUESTRIAN ESTATES FINAL PLAT	
ERIE & ASSOCIATES, INC.	
20 YEARS OF EXPERIENCE	
ASSOCIATES	
SCOTTSDALE, AZ 85251	
PHONE: (602) 954-6399	
FAX: (602) 954-6399	
E-mail: info@erie.com	
www.erie.com	
JOHN - 1986.01.01. DRAWN - J.M. SHEETNO -	
DATE - 06/06/2005 DESIGN - L.E. CHECKED - L.E. SCALE - MTS.	

TURQUESEA EQUESTRIAN ESTATES

PLAT

20

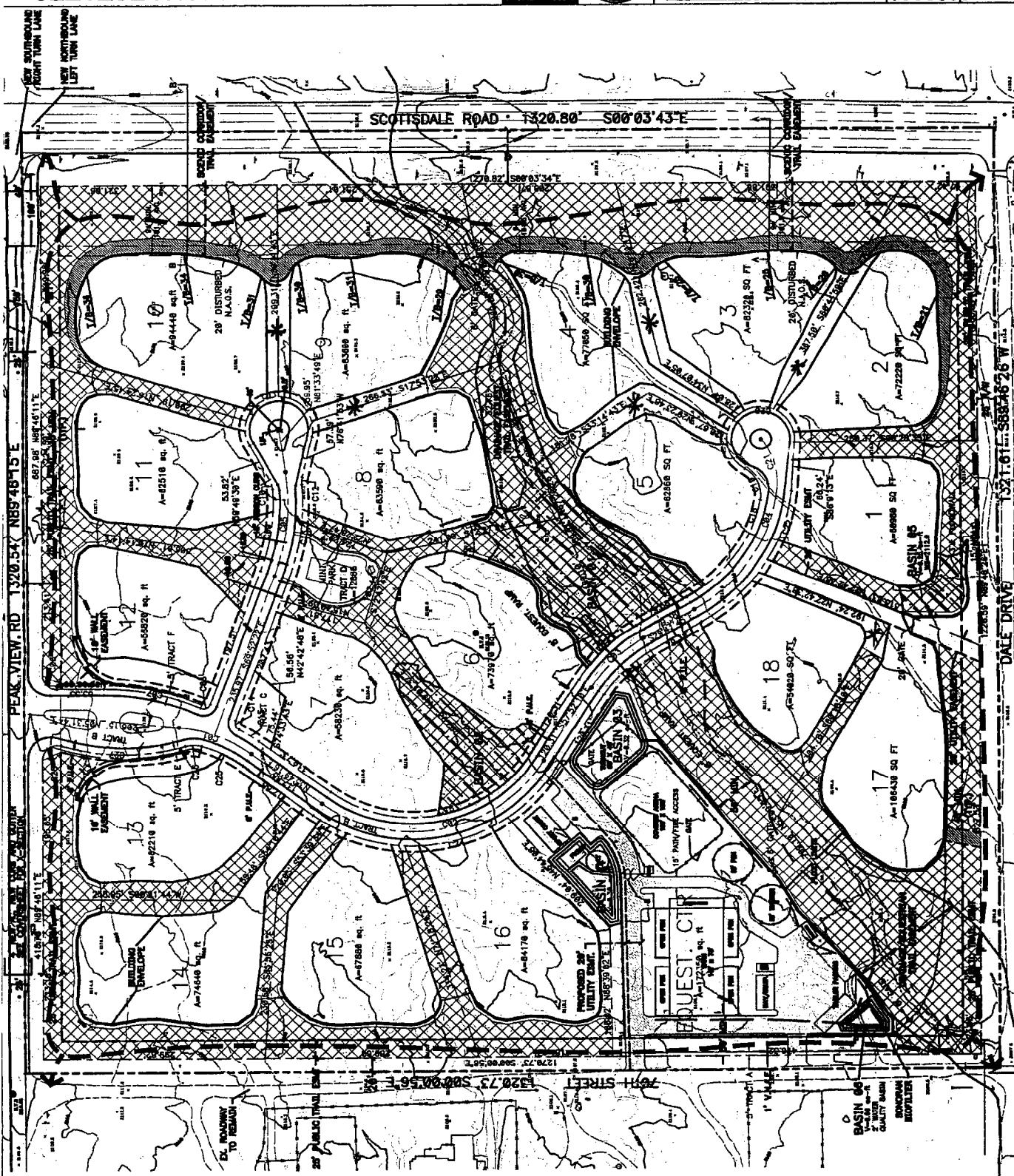


TURQUESA EQUESTRIAN ESTATES
NATURAL AREA OPEN SPACE (N.A.O.S.) PLAN



JOHN H. BEBE
DATE: 1/27/2000
SCALE: 1:2000
DRAWING: J.D.B.
DESIGN: J.D.B.
CHIEF: J.D.B.
SPECIFIC:

1 OF 1



LEGEND	PROPOSED N.A.O.S. AREA	REQUIRED N.A.O.S. AREA	DISTURBED N.A.O.S. AREA
	10.55 acres	10.55 acres	12.06 acres

L.A.O.S. SUMMARY
PROPOSED AREA = 10.55 acres REQUIRED AREA = 10.55 acres PROVIDED AREA = 12.06 acres

X EXTRA OPEN SPACE

*

DALE DRIVE

SCOTTSDALE ROAD

NEW MOUNTAIN ROAD

NEW SOUTHERN TURN LANE

WATER FEATURES

STRUCTURES

TRAIL SYSTEM

ROTATION

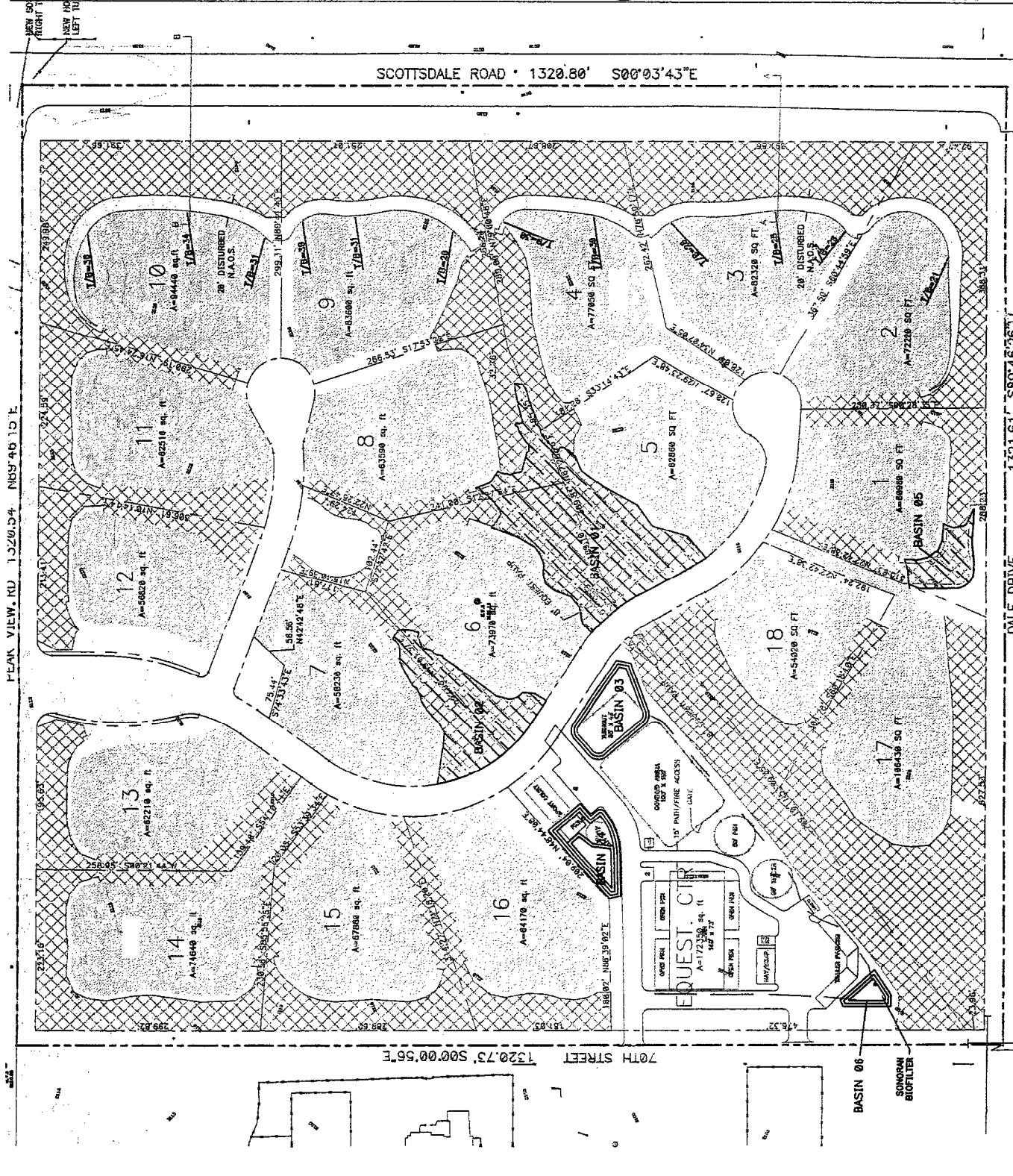
BUILDING ENVELOPE PLAN
TURQUESA QUESTRIAN ESTATES



TRACER ASSOCIATES INC.
TURQUESA QUESTRIAN ESTATES

JOHN NO. 1044
DATE: 12/20/00
SCALE: 1:100
DRAWN: J.P.
DESIGN: J.L.
CHECKED: J.L.
SHEET NO. 1

1 OF 1



SCALE: 1"-68'

100' 150' 200' 250'



NATURAL AREA OPEN SPACE (N.A.O.S.)



REVEGETATED (N.A.O.S.)



BUILDING ENVELOPE

OPEN SPACE ANALYSIS PLAN
TURQUOISE/QUESTRIAN ESTATES

OPEN SPACE ANALYSIS PLAN

20



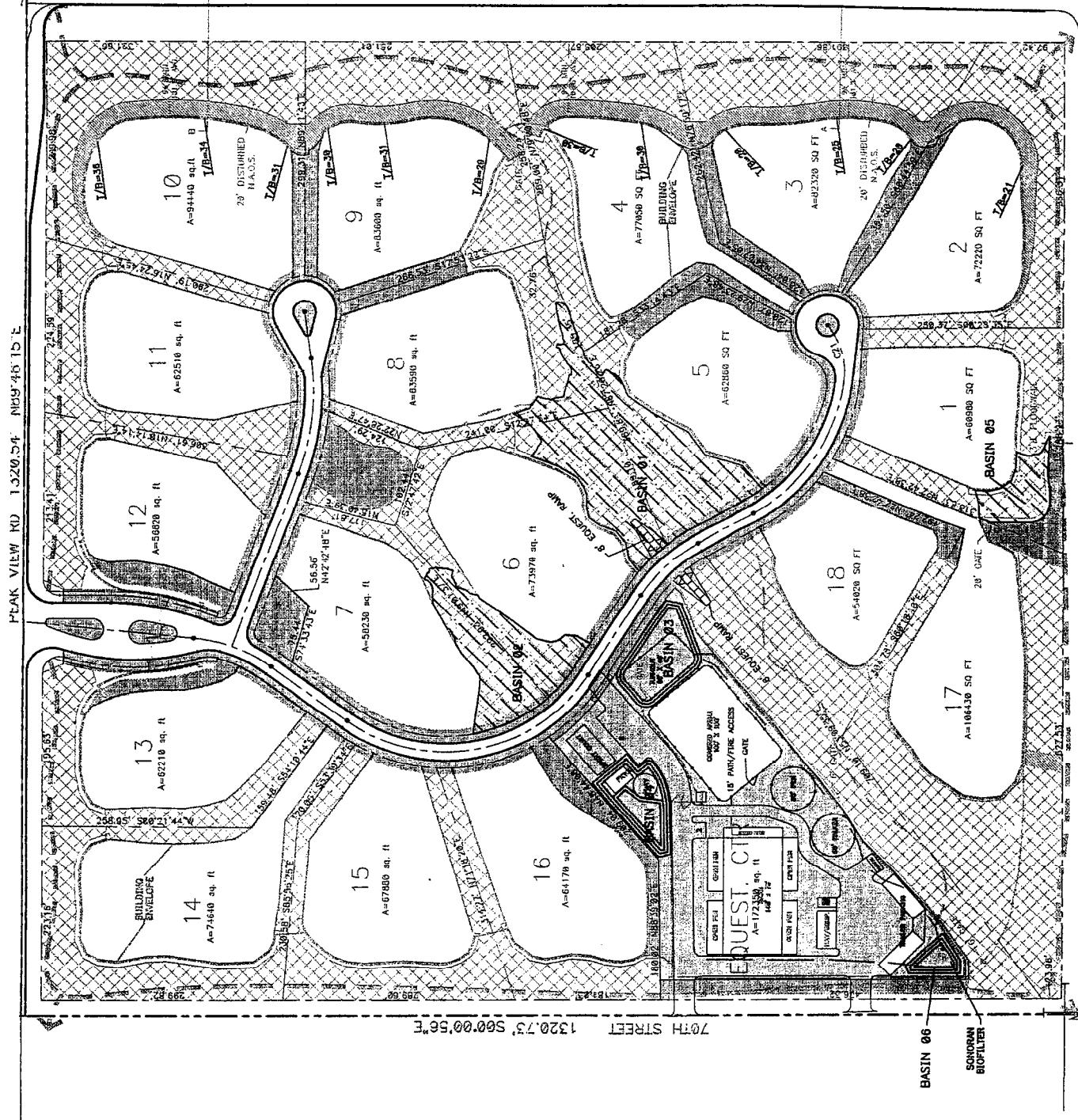
ERIE & ASSOCIATES



JOB NO. 12900
DATE 12/20/00
SCALE 1:100
DRAWN BY: J.P.
DESIGNED BY: J.P.
CHECKED BY: J.P.
SHEET NO. 1 OF 1

PEAK VIEW RD 1320.54 N09°46'15"E

SCOTTSDALE ROAD 1320.80' S00°03'43"E



HUNON
SCALE: 1" = 60'

60' 30' 120' 180'

(N.A.O.S.) = 12.86 AC.

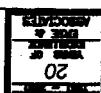
OPEN SPACE = 3.20 AC.

ENCLOSED OPEN SPACE = 1.99 AC.



TURQUESA EQUESTRIAN ESTATES

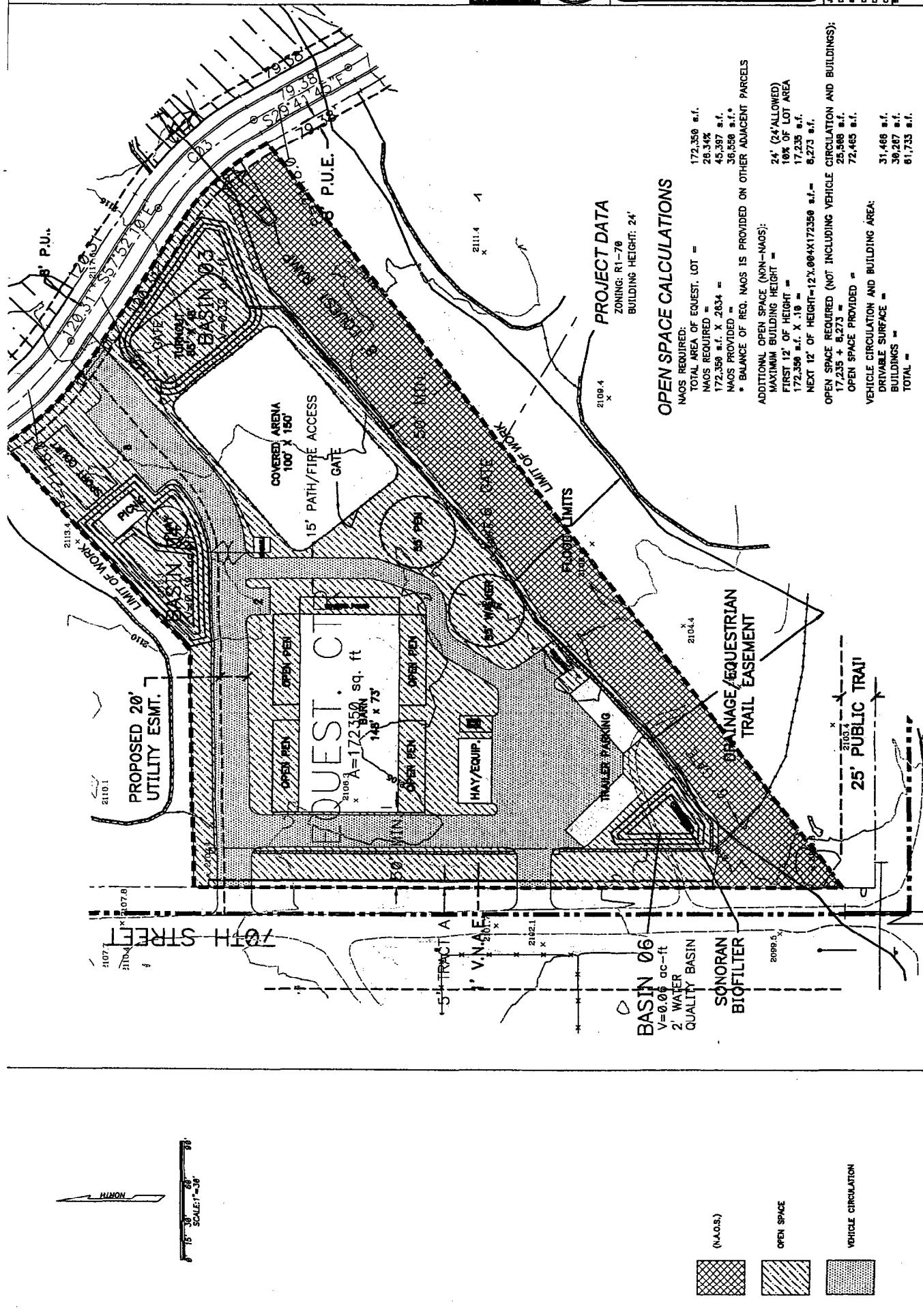
EQUESTRIAN CENTER PLAN



ERIE ASSOCIATES, INC.

JOB NO. 1260
DATE: JUNE 2000
SCALE: 1" = 36'
DRIVE: 140' x 72' x 24'
DEPTH: 12'
ELEVATION: 2000'

1 OF 1



DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: DECEMBER 16, 2004

ITEM NO. 4

SUBJECT	Turquesa Equestrian Estates
REQUEST	Request preliminary plat, landscape & entry details approval for 20-lot single family residential development on 40+/- acres with amended development standards.
	18-PP-2004
	Key Items for Consideration:
	<ul style="list-style-type: none">The 40 ac. site will be developed with 20, two (2) ac. +/- residential equestrian lots utilizing amended development standards.Two of the lots will be used for a 5 ac. Community equestrian facility if an associated use permit (Case 23-UP-2004) is approved for the site.Amended development standards are being requestedNeighborhood outreach has occurred with general support received, however some concerns were expressed over trails, walls, noise, odor, lights and development of local streets.
OWNER	Ella Geiger Estate 480-513-9600
APPLICANT CONTACT	Don Allison Monogram Development 480-513-9600
LOCATION	28701 N 70th St, southwest corner of Scottsdale Rd. and Peak View Rd.
BACKGROUND	Zoning. The site is zoned R1-70 ESL FO (Single Family Residential District) which allows for single family homes and related uses on parcels of 70,000 square feet or more. The Environmentally Sensitive Lands Ordinance and Foothills Overlay contain provisions to protect the natural quality of the land and to maintain with the rural and equestrian character of the area.
	Context. This subdivision is located at the southwest corner of Peak View Road and Scottsdale Road. The surrounding property to the south and west is zoned R1-70 (70,000 square foot properties) containing open areas and ranch and equestrian properties. A platted R1-43 single family subdivision (T.W. Lewis) is located to the north. Scottsdale Road is situated to the east with R1-70 residential lots located along the east side of the road.
APPLICANT'S PROPOSAL	Goal/Purpose of Request. The request is to develop a 20 lot single-family equestrian subdivision on the undeveloped 40 acre site. Access to the gated community will be from a single

location along Peak View Rd. to the north with the proposed custom home lots arranged around 2 cul-de-sac (Tract) internal streets. A 166 CFS wash runs southwesterly through the property and will be maintained as NAOS. Each lot will be connected by internal equestrian paths, which will also connect through horse gates, to public trails provided around the site and through the surrounding area. Amended development standards of 25% are requested for lot area (70,000 to 54,000 sq. ft.), lot width (250 to 190 ft.), front and rear yard setbacks (60 to 45 ft.) and side yard setback (30 to 25 ft.). Justifications are the buffered setbacks and wash protection afforded on the site and an additional 4% of the site preserved as natural area open space. In addition, amended standards related to the Foothills Overlay is requested for:

- A 25% reduction in required wall setback (from 125 to 94 ft.) along the Scottsdale Rd. frontage.

Two (2) lots will be combined to create an equestrian facility if a proposed use permit is approved on the site.

The entry feature contains dual decorative black wrought iron swing gates with tan, 6 ft. tall mortar wash slump block walls and decorative masonry openings. Bronze or metal “running” horse sculptures, wrought iron lamp and exposed aggregate paving is provided at the entrance. Similar slump block, meandering site walls are provided around the site with returns at lot lines and washes connect with split rail ranch fencing and rustic stone column piers as required.

Key Issues.

- Amended development standards are requested
- The applicants are requesting that the designated public trail located in wash on the site, be maintained as a public equestrian trail

IMPACT ANALYSIS

Traffic.

Access to the site will be from a single driveway along Peak View Road (50 ft. wide local collector). The applicant will dedicate a 25' half street on Peak view Road and will be paved to complete the existing paved portion of street to the north. Dale Lane (ultimate 50 ft. wide local collector) to the south will require a 25 ft. wide half street dedication while 70th St. (40 ft. wide local street) to the west will require a 20 ft. dedication. Along Scottsdale Rd. the developer will be required to provide a total of 75 ft. wide, half street dedication (50 ft. existing) along with a northbound left turn lane and southbound right turn deceleration lane, at the Peak View intersection.

At the neighborhood open houses, some neighbors have expressed concerns about paving of 70th St. and Dale Lane, as they would prefer to leave these streets unpaved for equestrian use. The City has agreed to leave 70th St. and Dale Lane unpaved since access by service vehicles to the equestrian facility are not significant and alternate access is provided to the facility from within the subdivision. Overall traffic generated from the subdivision is approximately 200 vehicle trips per day, and with the upgraded standard of Peak View Rd. and left turn and deceleration lanes added to Scottsdale Rd., these streets will be able to accommodate increased traffic and turning movement.

Foothills Overlay Provisions

The applicant requests a 25% reduction in the 125 ft. setback for walls located adjacent to Scottsdale Rd. (an arterial road) required by the Foothills Overlay, to permit a minimum 94 ft. setback. Other aspects of the Foothills Overlay including permitted wall enclosure areas are met.

ESLO Provisions

The plat conforms to the provisions of the current ESLO provisions including the 24 ft. maximum building height, site wall design and setbacks from property lines. Walls will not cross washes and no modification of 50 CFS or greater are proposed on the plat. Perimeter walls are not proposed and walls other than at the equestrian facility are setback a minimum of 45 feet from the property line with NAOS areas provided adjacent to street frontages. Lot walls are located behind the scenic corridor along Scottsdale Road and a minimum wall setback of 45 ft. is provided elsewhere. Walls adjacent to Scottsdale Rd. will be 8 feet tall and located on landscape berms up to 4 ft. in height, while individual site walls for lots will be 6 ft. tall.

Water/Sewer.

The site will be serviced by City water and sewer facilities. Water will be extended to the site from existing water facilities in the area. A new sewer line will be extended from the site, southward along 70th St. to connect with existing sewer line in that area.

Police/Fire.

The plat has been reviewed by Rural Metro and conforms to City requirements subject to "Knox Box" entry system at the gates and satisfactory apparatus circulation and turning radius area provided. An alternative private access may be provided to the Equestrian Facility from 70th St.

Schools.

Cave Creek Unified School District has been notified of this application and has expressed no objection to the plat. The school district representative indicated that sufficient school capacity exists to accommodate additional students from the site.

Open space/Scenic Corridors.

The site is in the Lower Desert Landform with gentle slopes in the 0-10% range. A total of 12.13 (30.3%) acres of NAOS is provided and 10.55 (26.3%) are required. An 85 ft. wide minimum, 100 ft. average scenic corridor is provided along Scottsdale Rd. The Trails Master Plan identifies public trails along the east, south, and west and centrally along the wash running through the center of the site. The applicant has agreed with neighbors to permit an existing, narrow public trail alignment located on the north side of Peak View Rd. to be relocated to the north side of the subject site. The applicant is requesting that the designated public trail running centrally through the wash on the site be maintained as a public equestrian trail only, and subject to the final approval by the City's Trails Coordinator. Perimeter public trails running along all 4 sides of the site will be located within 25 ft. wide public trail easements situated adjacent to the perimeter streets except along Scottsdale

Road where the easement will be situated within the broader Scenic Corridor easement. (See attachment #8, Public Trails Planner Comments on the Wash Trail Modification).

Community Involvement.

Neighbors within 750 ft. of the site have been contacted and a neighborhood open house was held on June 10, 2004 to discuss both the plat and pending equestrian facility use permit case. Comments were generally favorable but concerns were expressed about site walls, paving of adjacent streets, lighting, traffic, noise and odors, noise and other impacts related to horses on the property. These issues will be discussed in detail at the time the community facility is considered for a conditional use permit

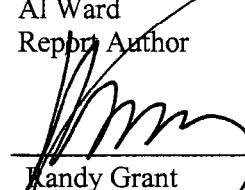
**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)****Planning and Development Services Department**
Current Planning Services**STAFF CONTACT(S)**

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Al Ward
Report Author

Kandy Grant
Kandy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Preliminary Plant Plan
6. Entry Details
7. Street & Wash Sections
8. Trails Coordinator Comments
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

COUNCILWOMAN DRAKE stated cases 17-PP-2004, 56-DR-2004, 76-DR-2004, 86-DR-2004 and 92-DR-2004 has been moved from the consent to the regular agenda.

CONSENT AGENDA

45-DR-2004 Home National Bank
 15005 N. Northsight Boulevard
 Daniel J. Saari, Architect/Designer

17-PP-2004 DC Ranch Parcel 1.15 & 1.16
56-DR-2004 Preliminary plat
 9301 & 9501 E. Union Hills
 I Plan, Architect/Designer

(PULLED TO REGULAR AGENDA)

18-PP-2004 Turquesa Equestrian Estates
 Preliminary plat
 28701 N. 70th St.
 Vollmer Associates, Architect/Designer

76-DR-2004 Flathead Monark Group LLC
 Site plan and elevations
 7542 & 7548 E. Camelback Rd
 Studio Architecture, Architect/Designer

(PULLED TO REGULAR AGENDA)

82-DR-2004 Capital Grill at the Promenade
 Site plan and elevations
 16489 N. Scottsdale Rd
 Bergman, Walls & Associates,
 Architect/Designer

(COUNCILWOMAN DRAKE DECLARED A CONFLICT AND DID NOT VOTE.)

84-DR-2004 Sunrise Senior Assisted Living
 Site plan and elevations
 7370 E. Gold Dust Ave
 Hill Partnership, Architect/Designer

86-DR-2004 Patchlink Corporate Office Building

Site plan and elevations
8900 E. Bahia Dr.
Moosave Design Group, Architect/Designer

(PULLED TO REGULAR AGENDA)

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|------------|--|
| 88-DR-2004 | Arabian Library Phase 2 Expansion
Site plan and elevations
10215 E. McDowell Mountain Ranch Rd
Richard + Bauer, LLC, Architect/Designer |
| 92-DR-2004 | Scottsdale Royale
Site plan and elevations
Synectic Design Incorporated,
Architect/Designer |

(PULLED TO REGULAR AGENDA)

- | | |
|------------|--|
| 93-DR-2004 | Sundial Resort
Site plan and elevations
7320 E. Camelback Rd
Jones & Mah Architects Inc.,
Architect/Designer |
|------------|--|

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 45-DR-2004 WITH ATTACHED STIPULATIONS. CASE 18-PP-2004 WITH THE REVISED STIPULATIONS. AND CASES 84-DR-2004, 88-DR-2004 AND 93-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 82-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

MR. JONES MOVED TO CONTINUE CASE 78-DR-2004 TO THE JANUARY 13, 2004 DEVELOPMENT REVIEW BOARD MEETING. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

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|------------|-----------------------------|
| 17-PP-2004 | DC Ranch Parcel 1.15 & 1.16 |
|------------|-----------------------------|